

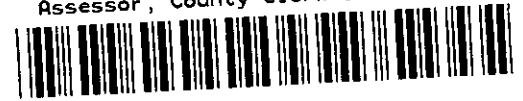
06/14/2005 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



Recording requested by:

Recording Requested By
First American Title NHSDOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

SURVEYOR

City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522Project: P05-0616 - Parcel 1
APN: 253-260-038
Address: 5239 Lochmoor Dr.

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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

LL- P05-0616

Parcel 1



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s) JIM GUTHRIE, a married man as his sole and separate property.

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the ONE parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDEKEN GUTIERREZ
PLANNING DIRECTOR

By:

PRINCIPAL PLANNER

DATE 6/9/05

1425313-11

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } SS

On June 9, 2005, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

Clara Miramontes
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
(Signature)

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____
Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this
Document is/are representing:

EXHIBIT "A"

PARCEL 1

THAT PORTION OF LOT 9 OF TRACT NO. 28170 AS SHOWN BY MAP ON FILE IN BOOK 270 OF MAPS, AT PAGES 11 THROUGH 13, INCLUSIVE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE AS SHOWN ON SAID MAP, BEING THE SOUTHERLY TERMINUS OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS SOUTH 69° 35' 35" EAST;

THENCE SOUTH 20° 24' 25" WEST, ALONG SAID LOCHMOOR DRIVE, A DISTANCE OF 56.89 FEET;

THENCE NORTH 81° 42' 39" WEST, A DISTANCE OF 245.18 FEET;

THENCE NORTH 50° 33' 49" EAST, A DISTANCE OF 17.43 FEET;

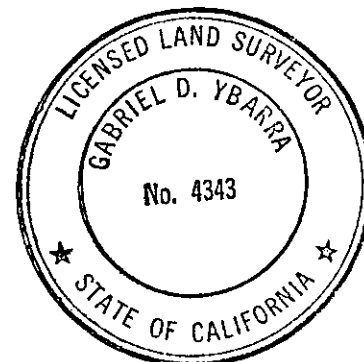
THENCE NORTH 22° 44' 59" EAST, A DISTANCE OF 215.40 FEET;

THENCE SOUTH 85° 01' 20" EAST, A DISTANCE OF 192.85 FEET TO A POINT ON THE WESTERLY LINE OF LOCHMOOR DRIVE, AS SHOWN ON SAID MAP, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 432.00 FEET AND TO WHICH A RADIAL BEARS NORTH 84° 10' 55" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID LOCHMOOR DRIVE, THROUGH A CENTRAL ANGLE OF 26° 13' 40" A DISTANCE OF 197.75 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.16 ACRES NET

PREPARED UNDER THE SUPERVISION OF:





GABRIEL D. YBARRA
L.S. 4343
REG. EXPIRES 06-30-06

6-8-2005
DATE

2004-80 parcel11g1

DESCRIPTION APPROVAL:

BY:  6/9/05
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

LL-PDS-0616

PLAT

SHEET 1 OF 1 SHEET

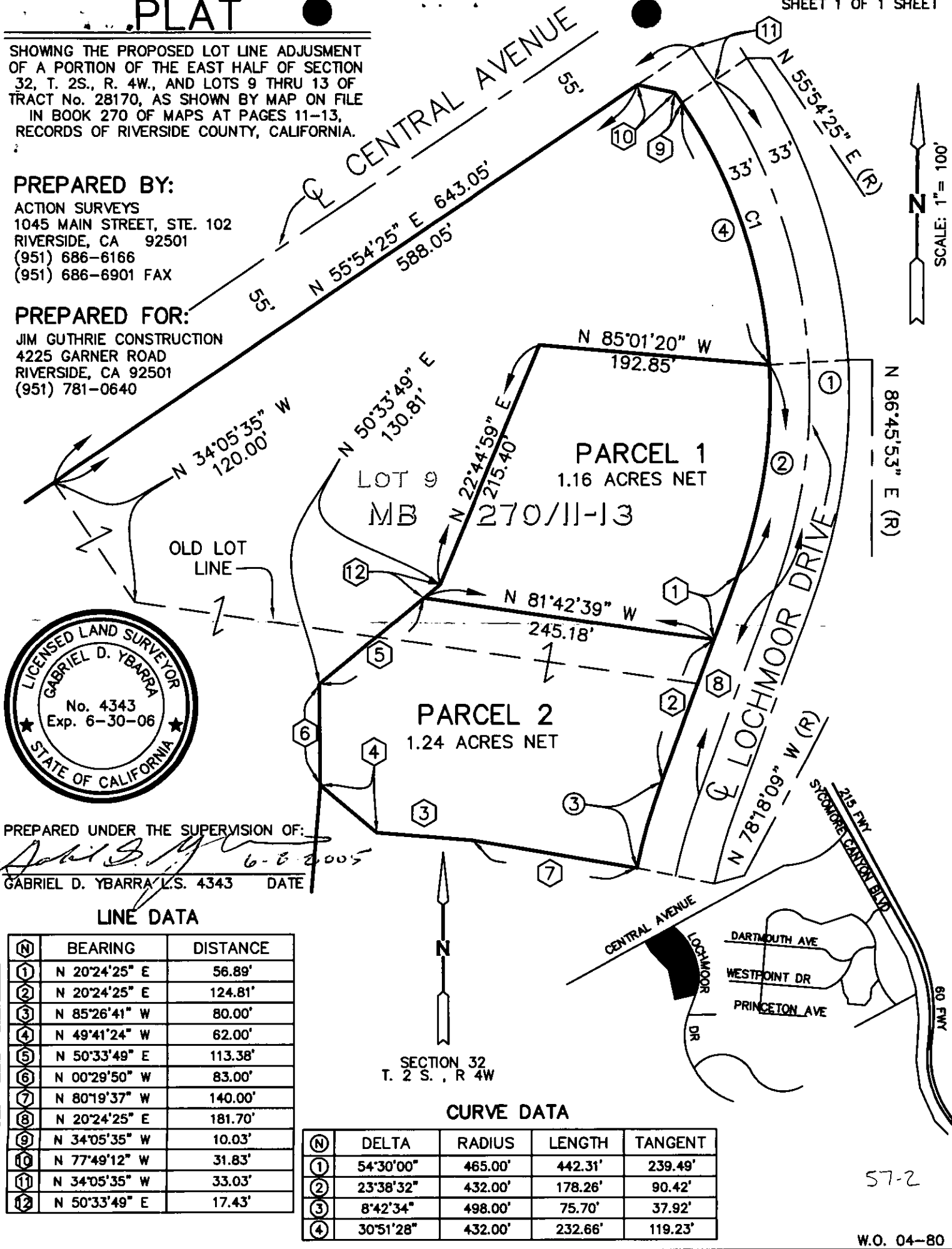
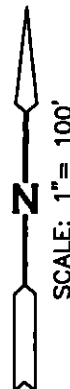
SHOWING THE PROPOSED LOT LINE ADJUSTMENT
OF A PORTION OF THE EAST HALF OF SECTION
32, T. 2S., R. 4W., AND LOTS 9 THRU 13 OF
TRACT No. 28170, AS SHOWN BY MAP ON FILE
IN BOOK 270 OF MAPS AT PAGES 11-13,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED BY:

ACTION SURVEYS
1045 MAIN STREET, STE. 102
RIVERSIDE, CA 92501
(951) 686-6166
(951) 686-6901 FAX

PREPARED FOR:

JIM GUTHRIE CONSTRUCTION
4225 GARNER ROAD
RIVERSIDE, CA 92501
(951) 781-0640



57-2

W.O. 04-80

LL-PDS-0616